

IN RE- PETITION FOR ADMIN. VARIANCE	* BEFORE THE
S/S Heathcoate Drive, 195' W of	
Kings Forest Drive	* DEPUTY ZONING COMMISSIONER
(7019 Heathcoate Drive)	
11th Election District	* OF BALTIMORE COUNTY
6th Councilmanic District	
	* Case No. 96-351-A
Timothy M. Sibol, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7019 Heathcoate Drive, located in the vicinity of Belair Road and Gunpowder Falls State Park in Kingsville. The Petition was filed by the owners of the property, Timothy M. and Judith C. Sibol. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted which was marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

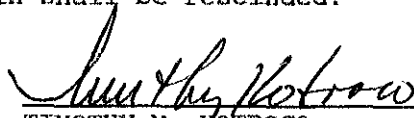
MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of April, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
4/18/96
Date
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 18, 1996

Mr. & Mrs. Timothy Sibol
7019 Heathcoate Drive
Kingsville, Maryland 21087


RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Heathcoate Drive, 195' W of Kings Forest Drive
(7019 Heathcoate Drive)
11th Election District - 6th Councilmanic District
Timothy M. Sibol, et ux - Petitioners
Case No. 96-351-A

Dear Mr. & Mrs. Sibol

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: ~~People's Counsel~~

~~File~~

MICROFILMED





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7019 HEATHCOATE DR ^{KINGSVILLE} MD 21087
which is presently zoned RC.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR)

To permit an accessory structure (pool) to be located outside of the third of the lot farthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. PLACING POOL IN REAR YARD WOULD PLACE IT TOO CLOSE TO POWER LINES.
2. THE SHADE COVER FROM ADJACENT PROPERTY TREES (GUNPOWDER STATE PARK) WOULD LEAVE POOL IN SHADE ALL DAY.
3. CAN'T PLACE IT OVER AT FT RIGHT OF WAY OR UTILITY EASEMENT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

TIMOTHY M. SIBOL
(Type or Print Name)

Signature

JUDITH C. SIBOL
(Type or Print Name)

Signature

7019 HEATHCOATE DR
Address

592 3728 (H)
Phone No

KINGSVILLE MD 21087
City State Zipcode
Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: R.T. DATE: 3-19-96

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 352

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7019 HEATHCOATE DR
address
KINGSVILLE MD. 21087
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. PLACING POOL IN REAR YARD WOULD PLACE IT TOO CLOSE TO POWER LINES.
2. THE SHADE COVER FROM ADJACENT PROPERTY TREES (GUNPOWDER STATE PARK) WOULD LEAVE POOL IN SHADE ALL DAY.
3. CAN'T PLACE OVER AT&T RIGHT OF WAY OR UTILITY EASEMENT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Timothy M. Sibol
(signature)
TIMOTHY M. SIBOL
(type or print name)



Judith C. Sibol
(signature)
JUDITH C. SIBOL
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18TH day of MARCH, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TIMOTHY & JUDITH SIBOL

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

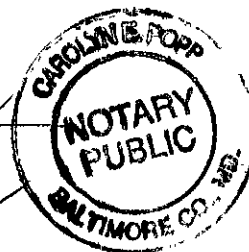
AS WITNESS my hand and Notarial Seal.

3/18/96
date

Carolyn J. Papp
NOTARY PUBLIC

My Commission Expires:

May 1, 1998



ZONING DESCRIPTION FOR 7019 Heathcoate Dr, Kingsville, MD 21087.

76-351-r1

Beginning at a point on the south side of Heathcoate Dr. which is 50 feet wide at a distance 195 feet west of the centerline of the nearest improved intersecting street (Kings Forest Drive) which is 50 feet wide. Being Lot #9, Plat #4 in the subdivision Kings Country as recorded in the Baltimore County Plat Book # 24, Folio #2, containing .66 acres. Also known as 7019 Heathcoate Drive, Kingsville, MD 21087 and located in the 11th Election District, 6th Councilmanic District.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-351-A

District 11th

Posted for: Adam Laisance

Date of Posting 3/29/96

Petitioner:

Timothy Seibel, et al

Location of property:

7019 Westlake Drive

Location of Signer:

Remarks:

Posted by

Jeff Kolar / Joe Deland

Signature

Date of return:

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

J. [unclear]
ITEM# 1352

DATE 3-19-96 ACCOUNT R.001-6150

OID - WAR - 41.50⁰⁰
OSP - OKN - 41.35⁰⁰ AMOUNT \$ 85.00

RECEIVED FROM: T. M. SIVOL

96-351-A
FOR: ADM. VARIANCE

MICROFILMED
7-27-71 DISC 0040126MICRRC 1405.00
BN 0009426AM03-19-96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

ADDRESS: 1011 HIGHMOUNT DRIVE
Kingsville, MD 21087
PHONE NUMBER: 410-592-3728

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-351-A (Item 352)
7019 Heathcoate Drive
S/S Heathcoate Drive, 195' +/- W of c/l Kings Forest Drive
11th Election District - 6th Councilmanic
Legal owner: Timothy M. Sibol and Judith C. Sibol

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before March 31, 1996. The closing date (April 15, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Timothy and Judith Sibol





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 352 Petitioner: TIMOTHY SIBOL

Location: 7019 HEATHCOATE DR. KINGSVILLE MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Timothy Sibol

ADDRESS: 7019 Heathcoate Drive
Kingsville, MD 21087

PHONE NUMBER: 410-592-3728

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 8, 1996

Mr. and Mrs. Timothy M. Sibol
7019 Heathcoate Drive
Kingsville, MD 21087

RE: Item No.: 352
Case No.: 96-351-A
Petitioner: T. M. Sibol, et ux

Dear Mr. and Mrs. Sibol:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 19, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: March 28, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. (352,) 354, 356, 357, 358, 359, 360, and 361

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey Long

Division Chief:

Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 04/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 01, 1996

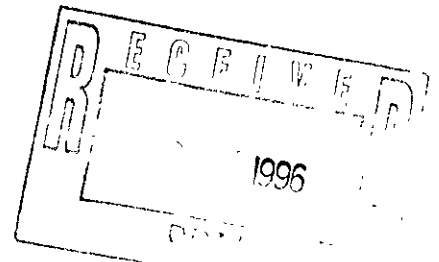
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 351, 352, 354, 355, 356,
357, 358, 359, 360 AND 361. ⁹



RECEIVED

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

LS:sp

LETTY2/DEPRM/TXTS8P

MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

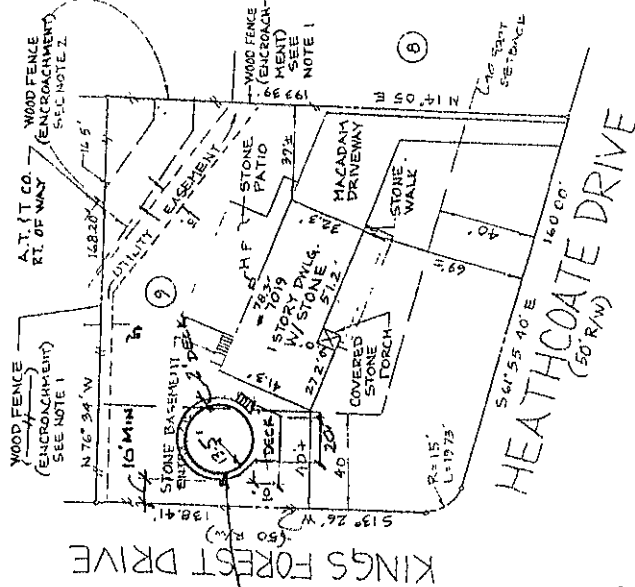
PROPERTY ADDRESS: 7019 HEATHCOATE DR see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: KINGS COUNTRY

plat book # 24 1/2, folio # 2, lot # 9, section # -

OWNER: TIMOTHY M & JUDITH C. SIBOL

96-351-A



274
PAOL

MAGNETIC MERIDIAN AT 1952



North

date: 3-18-96

prepared by: TIM SIBOL P.E.

Scale of Drawing: 1" = 80'

DEED REFERENCE: 3281/1

LOT 9
PLAT NO. 4

KINGS COUNTRY

PLAT 24/2

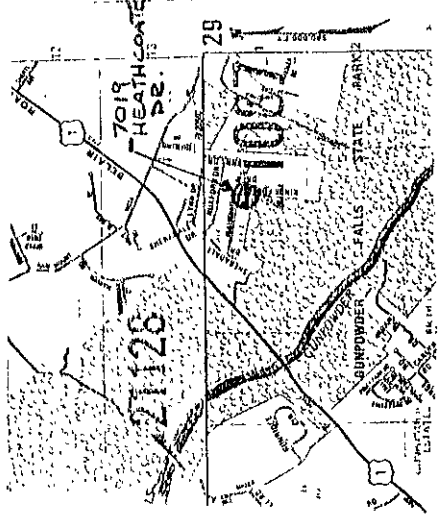
11TH DISTRICT BALTO CO MD

NOTE 1: WOOD FENCE APPEARS TO ENCROACH INTO UTILITY EASEMENT

NOTE 2: WOOD FENCE APPEARS TO ENCROACH INTO A 10' CO. RT. OF WAY.

Note: The information on this plat shows only that the improvements indicated herein are contained within the outlines of the lot upon which they were created. Unless otherwise noted, and is not to be used to establish property lines or corners or easements.

I hereby certify that I have examined the current flood insurance rate map (FIRM) map for the area shown on this plat and have determined that the area shown on this plat is not in an area designated as having a special flood or mudslide hazard.



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 11TH

Councilmanic District: 6TH

1"=200' scale map#: N.E.-131

Zoning: RC-5

Lot size: 66 acreage 28,876 square feet

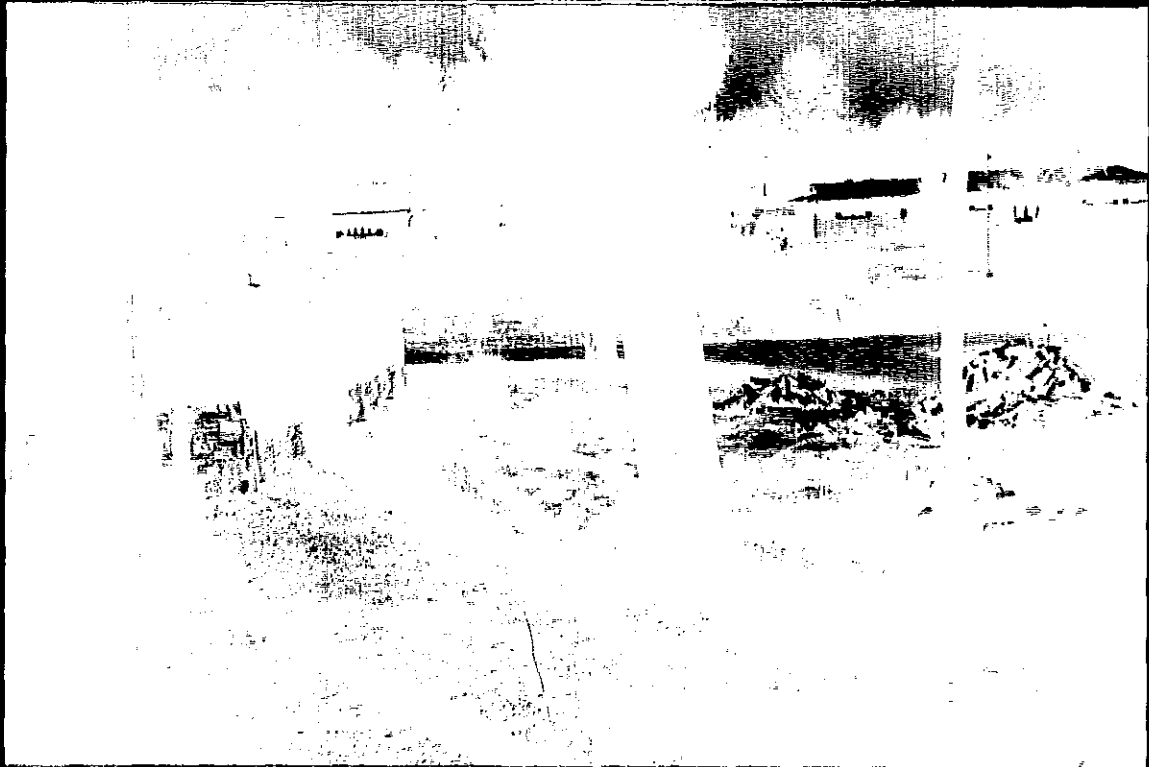
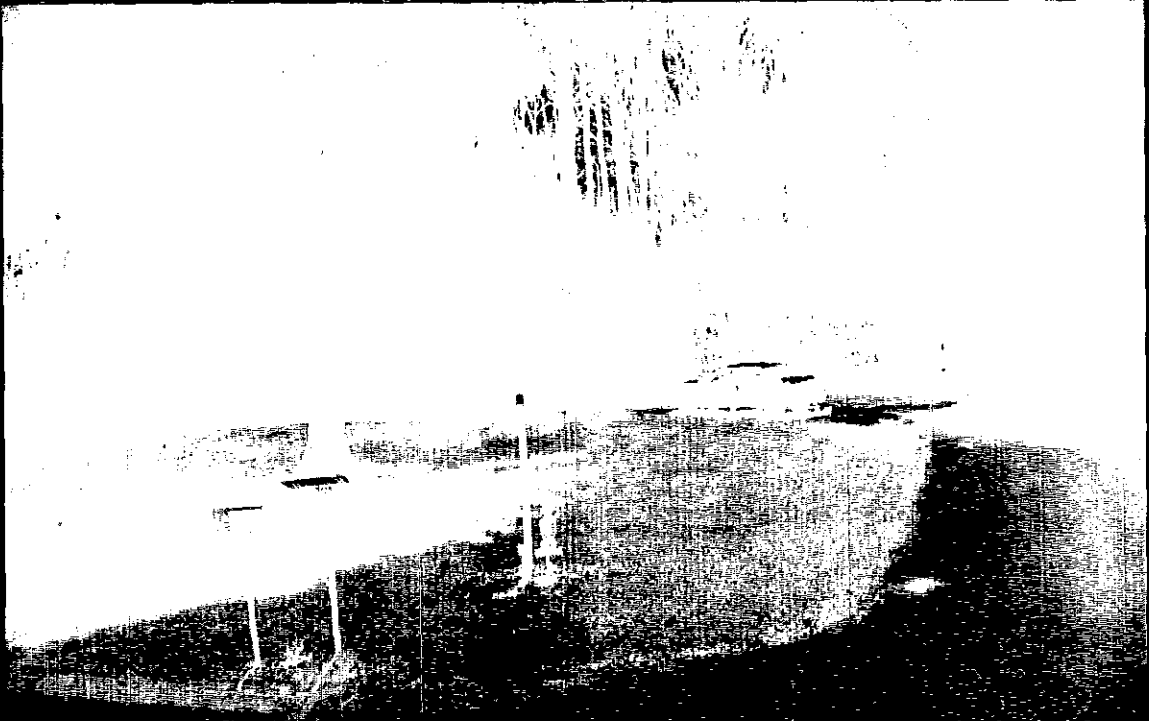
SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ YES ☒ NO

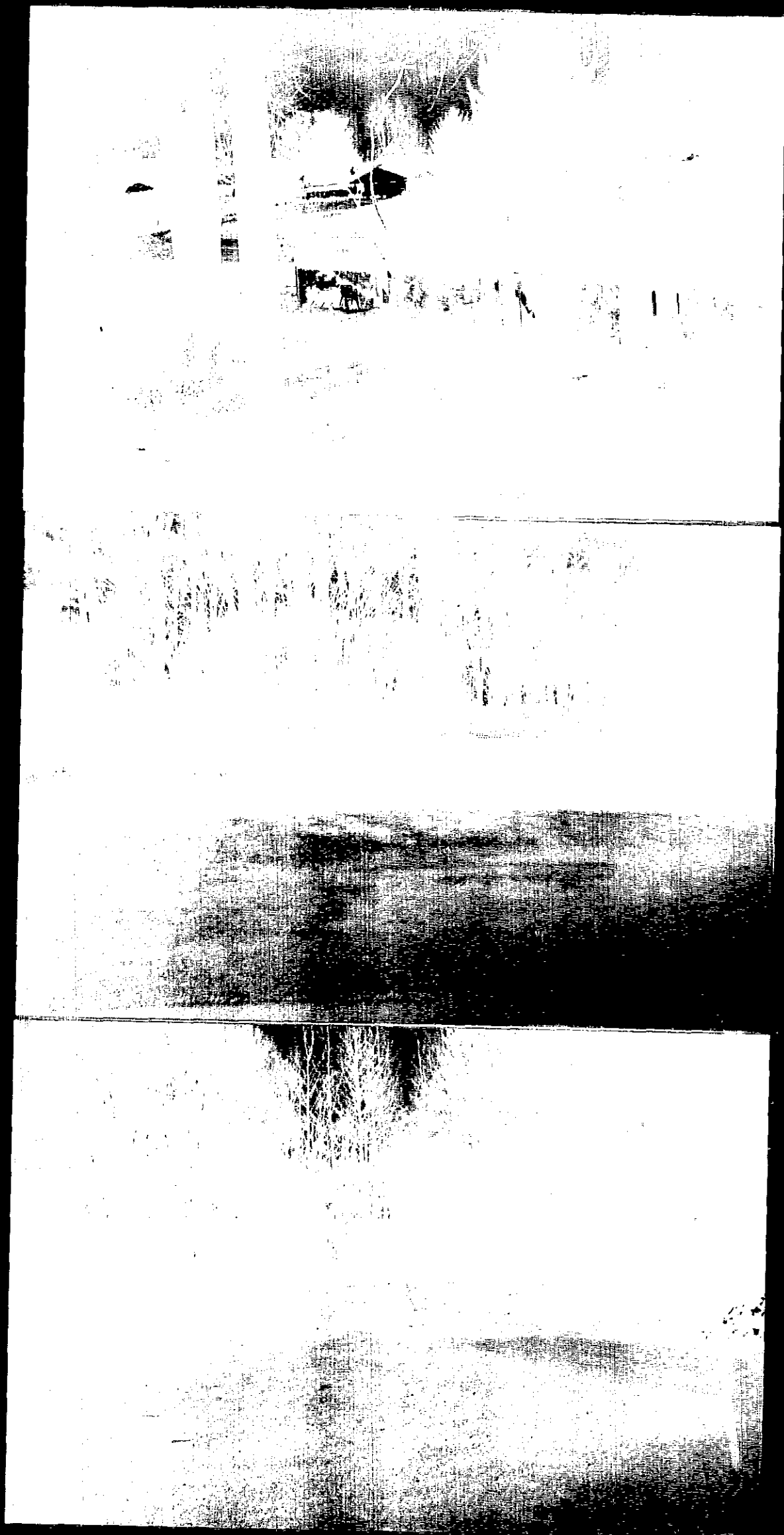
Prior Zoning Hearings:

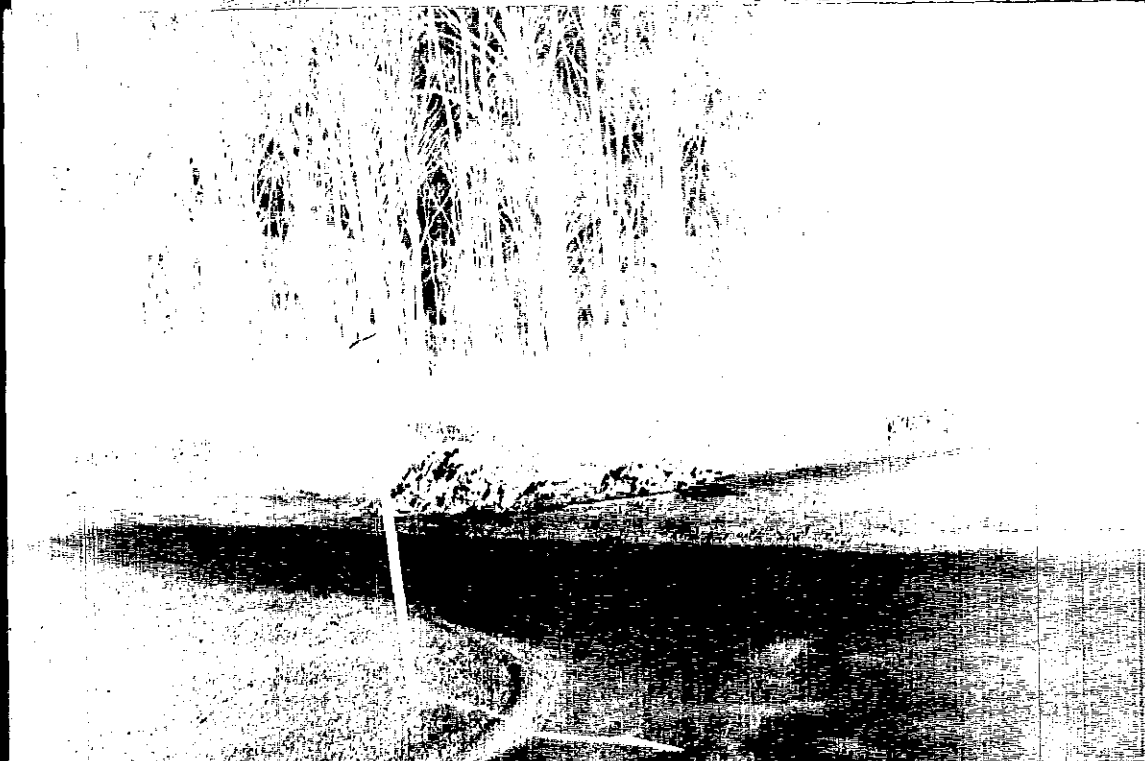
NONE

Zoning Office USE ONLY!

reviewed by: R.T. ITEM #: 352 CASE#: 4









BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 3-28-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: meeting of 4/1/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 352

353

354

355

356

357

359

360

361

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-29-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 352 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

MICROFILMED

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Heathcoate Drive, 195' W of
Kings Forest Drive
(7019 Heathcoate Drive)
11th Election District
6th Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 96-351-A

Timothy M. Sibol, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7019 Heathcoate Drive, located in the vicinity of Belair Road and Gunpowder Falls State Park in Kingsville. The Petition was filed by the owners of the property, Timothy M. and Judith C. Sibol. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted which was marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 407.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Sibol
TIMOTHY M. SIBOL
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 18, 1996

Mr. & Mrs. Timothy Sibol
7019 Heathcoate Drive
Kingsville, Maryland 21087

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Heathcoate Drive, 195' W of Kings Forest Drive
(7019 Heathcoate Drive)
11th Election District - 6th Councilmanic District
Timothy M. Sibol, et ux - Petitioners
Case No. 96-351-A

Dear Mr. & Mrs. Sibol

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Sibol
TIMOTHY M. SIBOL
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7019 HEATHCOATE DR. KINGSVILLE MD 21087
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR)

To permit an accessory structure (pool) to be located outside of the third of the lot farthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. PLACING POOL IN REAR YARD WOULD PLACE IT TOO CLOSE TO POWER LINES.
2. THE SHADE COVER FROM ADJACENT PROPERTY TREES (GUNPOWDER STATE PARK) WOULD LEAVE POOL IN SHADE ALL DAY.
3. CAN'T PLACE IT OVER AT IT RIGHT OF WAY OR UTILITY EASEMENT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract/Purchaser/Lessee	Legal Owner(s)
Type of First Name	Legal Owner(s)
Signature	Signature
Address	Address
City	City
State	State
Zip Code	Zip Code
Attorney for Petitioner	Attorney for Petitioner
Type of First Name	Type of First Name
Signature	Signature
Address	Address
City	City
State	State
Zip Code	Zip Code
Phone No.	Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, to be held at the Zoning Commission of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reviewed.

REVIEWED BY: R.T. DATE: 3-19-96
ESTIMATED POSTING DATE: _____
ITEM #: 352

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside at 7019 HEATHCOATE DR.
KINGSVILLE MD 21087

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate reasons or practical difficulty)

1. RACING POOL IN REAR OF YARD WOULD PLACE IT TOO CLOSE TO POWER LINES.
2. THE SHADE COVER FROM ADJACENT PROPERTY TREES (GUNPOWDER STATE PARK) WOULD LEAVE IT IN SHADE ALL DAY.
3. CAN'T PLACE OVER AT IT RIGHT OF WAY OR UTILITY EASEMENT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a re-posting and advertising fee and may be required to provide additional information.

Timothy M. Sibol
Signature
TIMOTHY M. SIBOL
Type of First Name

Judith C. Sibol
Signature
JUDITH C. SIBOL
Type of First Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of March, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Timothy & Judith Sibol

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Charles J. Pappalardo
NOTARY PUBLIC
My Commission Expires: May 1, 1998

ZONING DESCRIPTION FOR 7019 Heathcoate Dr, Kingsville, MD 21087.

Beginning at a point on the south side of Heathcoate Dr. which is 50 feet wide at a distance 195 feet west of the centerline of the nearest improved intersecting street (Kings Forest Drive) which is 50 feet wide. Being Lot #9, Plat #4 in the subdivision Kings County as recorded in the Baltimore County Plat Book # 24, Folio #2, containing .66 acres. Also known as 7019 Heathcoate Drive, Kingsville, MD 21087 and located in the 11th Election District, 6th Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 3/21/96
Posted for: Admin. Variance
Petitioner: Timothy Sibol et ux
Location of property: 7019 Heathcoate Drive
Location of Sign: _____
Remarks: _____
Posted by: Jeff Kaler / Joe School Date of return: _____
Number of Sign: 1

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	016810 ITEM # 352
DATE: <u>3-17-96</u> ACCOUNT: <u>R-001-6150</u>	
010 - VAR - \$150.00 050 - SIGN - \$35.00	AMOUNT: <u>\$85.00</u>
RECEIVED FROM: <u>T. M. SIBOL</u>	
FOR: <u>ADM. VARIANCE</u>	
<u>1 Reg. T. DIACOMMUNICATIONS</u>	\$25.00
<u>EA COMMUNICATIONS</u>	\$60.00
VALIDATION OR SIGNATURE OF CARRIER	



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 352 Petitioner: Timothy Sibol

Location: 7019 HEATHCOATE DR. KINGSVILLE MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Timothy Sibol

ADDRESS: 7019 Heathcoate Drive

Kingsville, MD 21087

PHONE NUMBER: 410-592-3728

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-351-A (Item 352)
7019 Heathcoate Drive
S/S Heathcoate Drive, 195' +/- W of c/l Kings Forest Drive
11th Election District - 6th Councilmanic
Legal owner: Timothy M. Sibol and Judith C. Sibol

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before March 31, 1996. The closing date (April 15, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Timothy and Judith Sibol

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 8, 1996

Mr. and Mrs. Timothy M. Sibol
7019 Heathcoate Drive
Kingsville, MD 21087

RE: Item No.: 352
Case No.: 96-351-A
Petitioner: T. M. Sibol, et ux

Dear Mr. and Mrs. Sibol:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 19, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 28, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 352, 354, 356, 357, 358, 359, 360, and 361

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Pat Keller*

PK/JL

ITEM352A/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-3500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 01, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 351, 352, 354, 355, 356, 357, 358, 359, 360 AND 361.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: EADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: Meeting of 4/1/96

DATE: 3-28-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 352
353
354
355
356
357
359
360
361

LS:sp

LETTY2/DEPRM/TXTSBB



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 352 (KT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

PROPERTY ADDRESS: 7019 HEATHCOATE DR

Subdivision name: Kings Country
plat book #24, lot # 9, section 1

OWNER: Timothy M. & Judith C. Sibol

21128
91087

274
Twp.

HEATHCOATE DRIVE

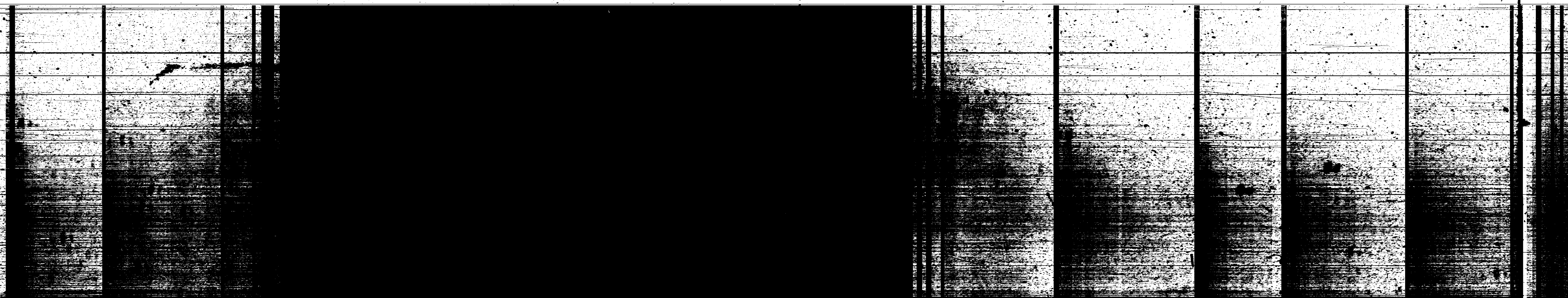
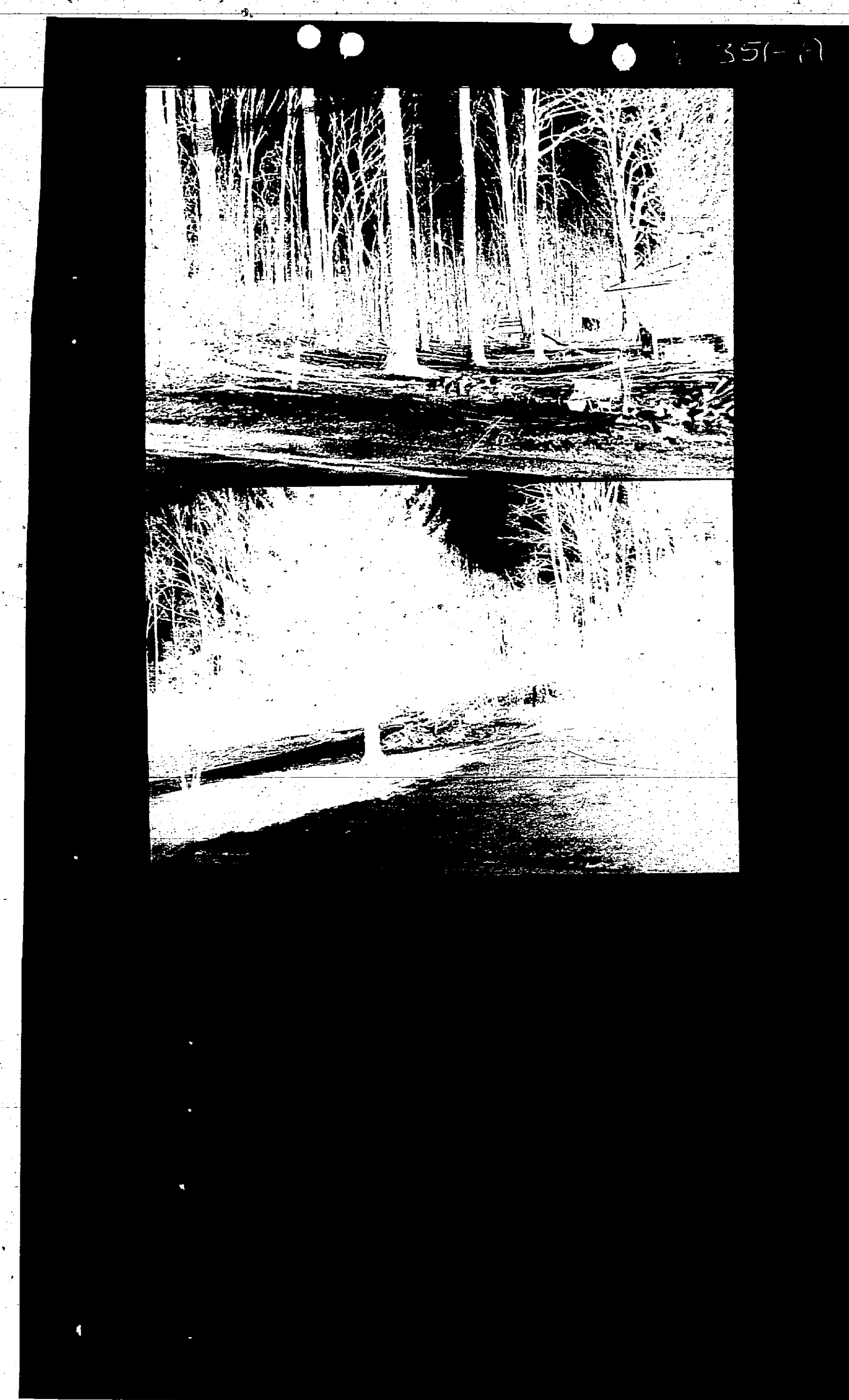
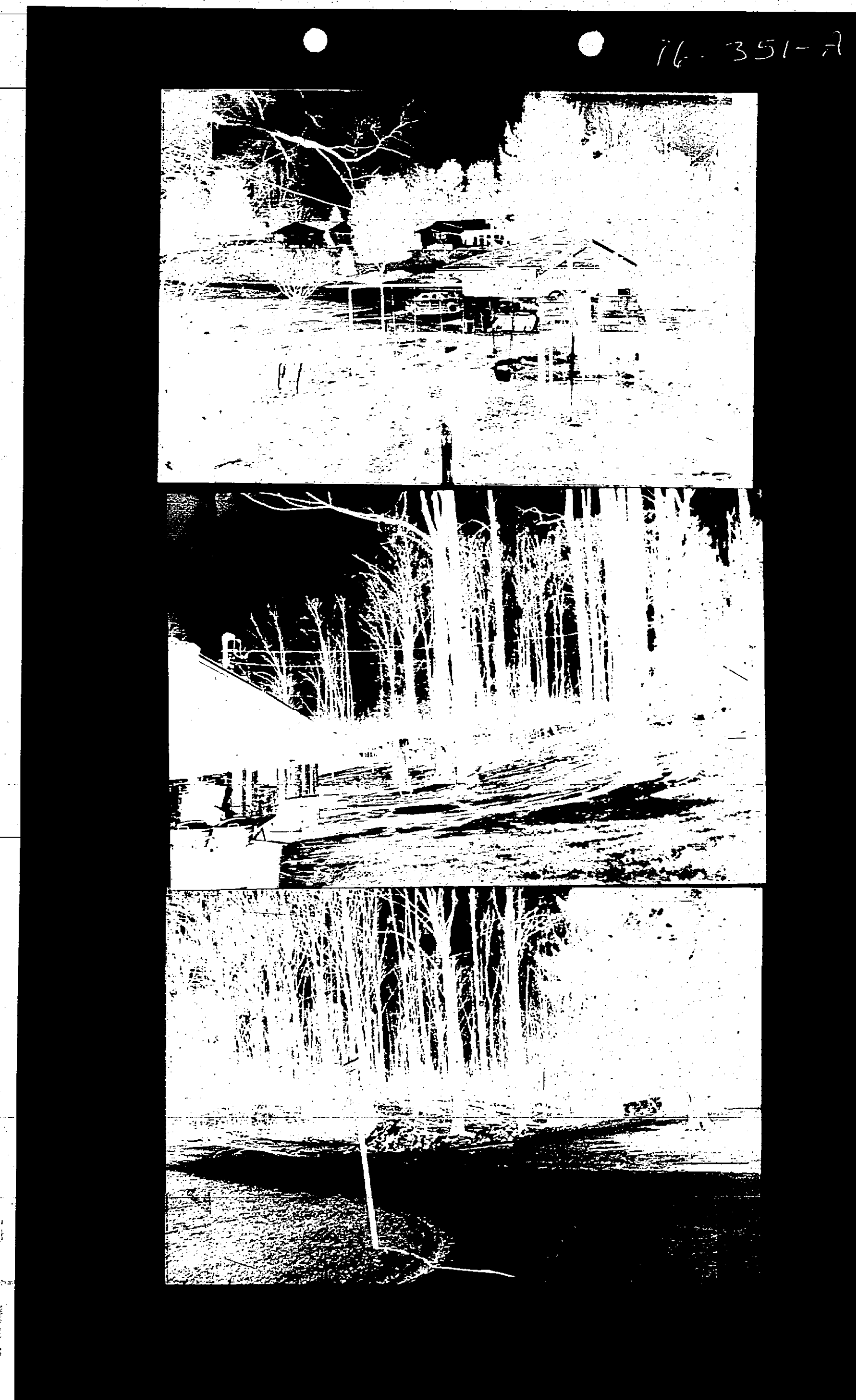
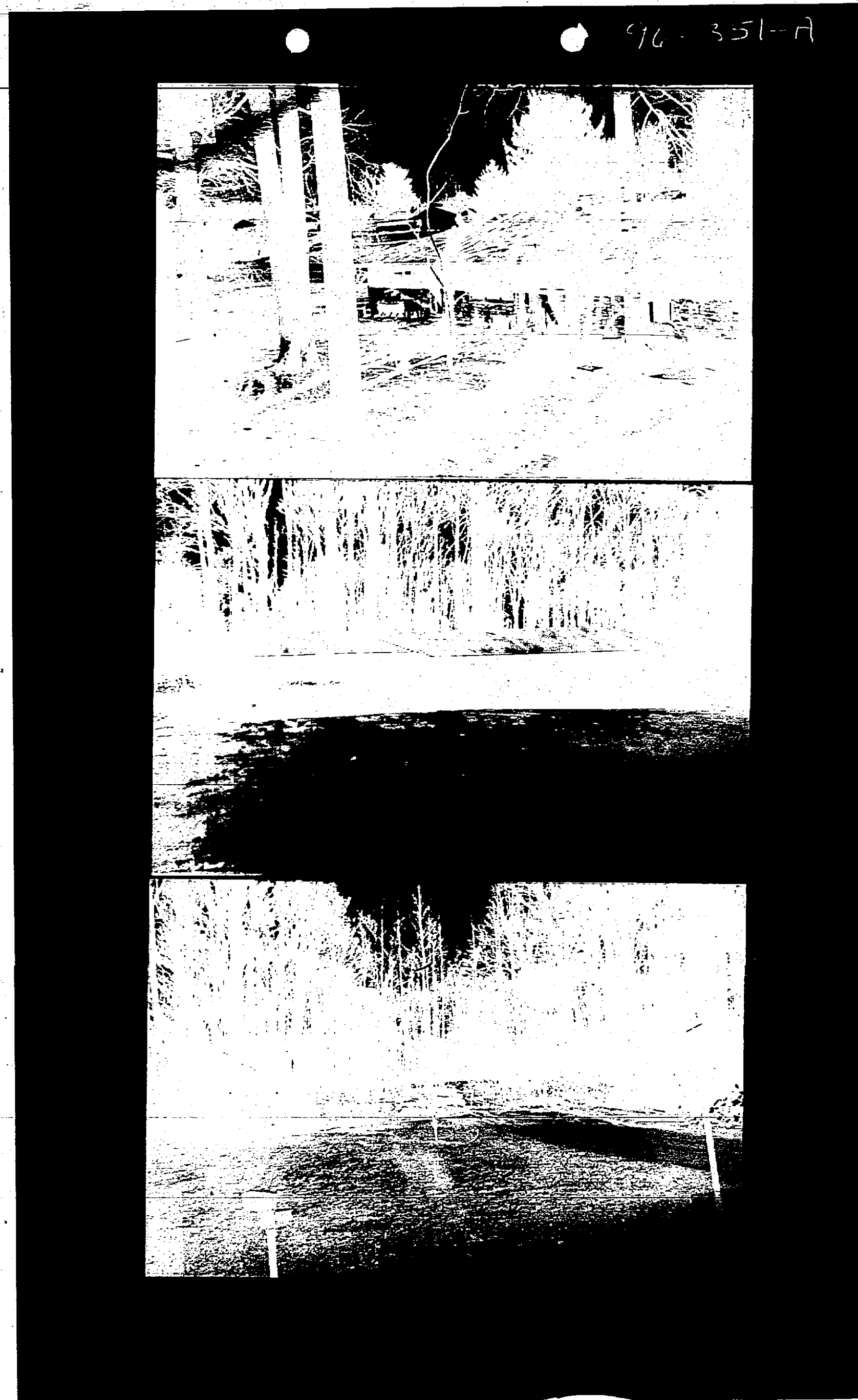
Scale of Drawing: 1" = 60'

North
date: 3-18-96
prepared by: Tim Sibol PE

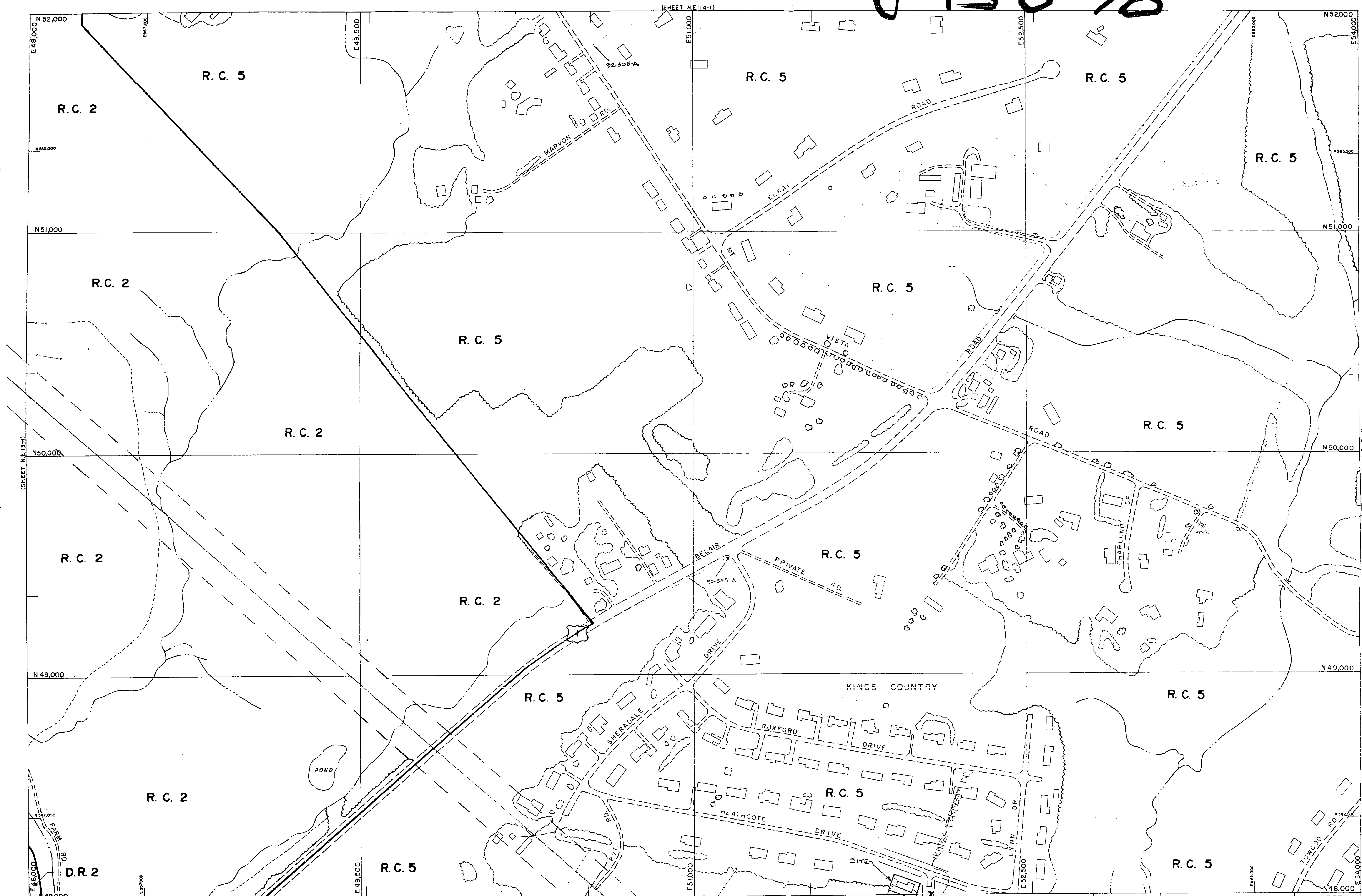
LOCATION INFORMATION
Election District: 11TH
Councilmanic District: C-14
1"=200 scale map: N.E. 1/2 E.
Zoning: R.C.-5
Lot size: 6.6 28,876
28,876 square feet

SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: None

Zoning Office USE ONLY!
reviewed by: R.J. ITEM #: 352 CASE#:



4-153-76



Q - SE
Q - NE

~~1988 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct. 13, 1988~~
~~Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88~~
~~*Del. T. [Signature]*~~
~~Chairman, County Council~~

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

~~1992 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct. 15, 1992~~
~~Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92~~
~~*William L. Howard*~~
~~Chairman, County Council~~

SCALE 1" = 200'	LOCATION WEST OF UPPER FALLS ITEM# 352	SHEET N. E. 13-1
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SUBJECT
PROPERTY

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

WEST OF
UPPER FALLS
ITEM # 352

SHEET

N.E.
13-1